HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

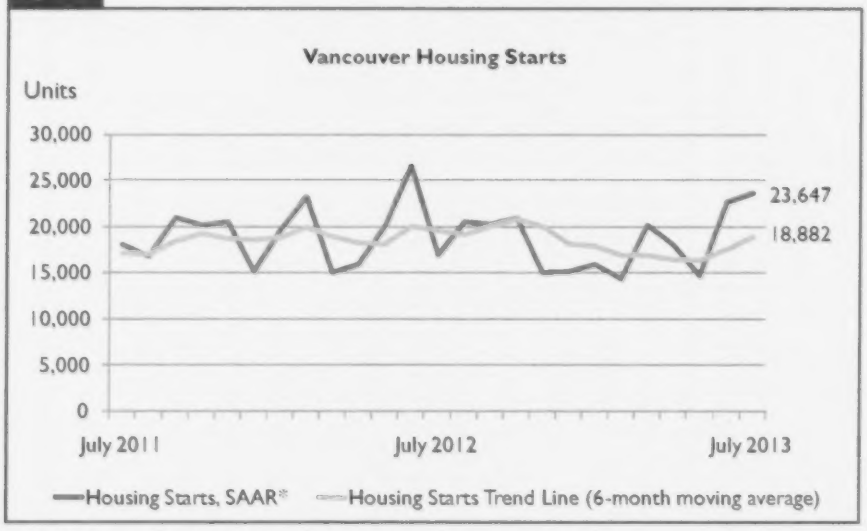
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

Highlights

- Housing starts in the Vancouver CMA picking up pace compared to the earlier half of 2013. The pace of new home construction in the Abbotsford-Mission CMA has been relatively steady.
- Multiple-family housing starts in the Vancouver CMA trending higher whereas the trend for single-detached housing starts showed relative stability.
- Compared to a year prior, the inventory of completed and unabsorbed housing units was higher in July 2013 despite increased absorptions.

Figure 1



*SAAR: Seasonally adjusted annual rate

[1] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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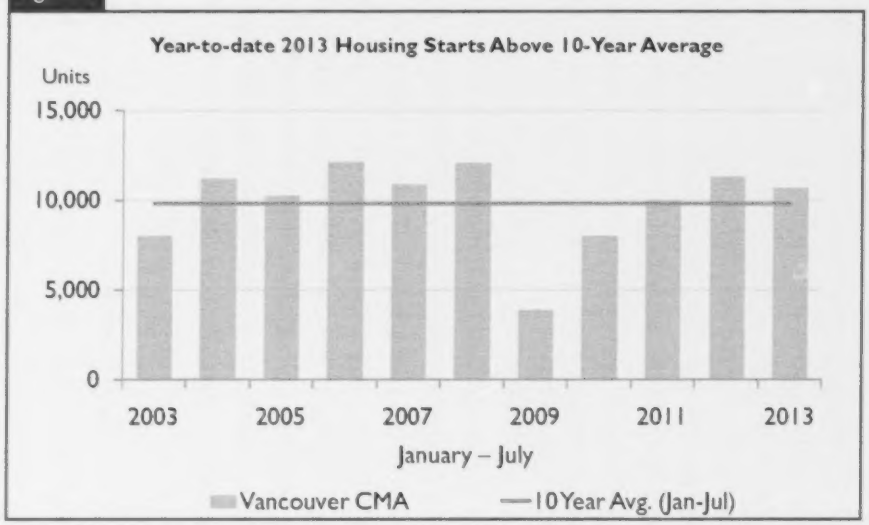
New Home Construction

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,882 units in July compared to 17,580 in June (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend measure of multiple-family starts has increased for the past two months, whereas the same measure for single-detached housing starts reflected relative stability. Actual housing starts totalled 10,681 units in the seven months to July 2013, which was 5.8 per cent lower than during the same period a year ago.

The inventory of completed and unabsorbed housing units rose year-over-year in July 2013 despite increased absorptions. The number of completed and unabsorbed units was 1,382 for single-detached homes compared to 1,000 units a year ago, and 2,875 units for multiple-family homes compared to 2,193 units 12 months prior.

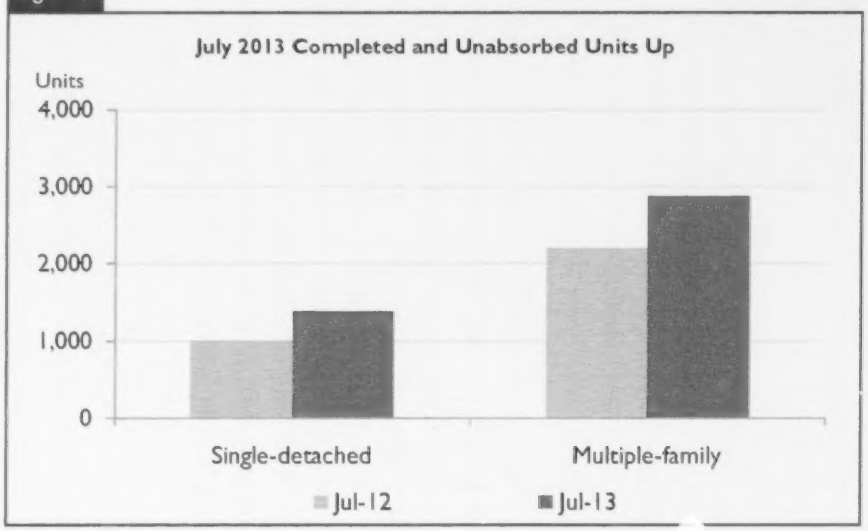
In the Abbotsford-Mission CMA, construction started on 26 new homes, relatively unchanged from the 27 starts recorded in July 2012.

Figure 2

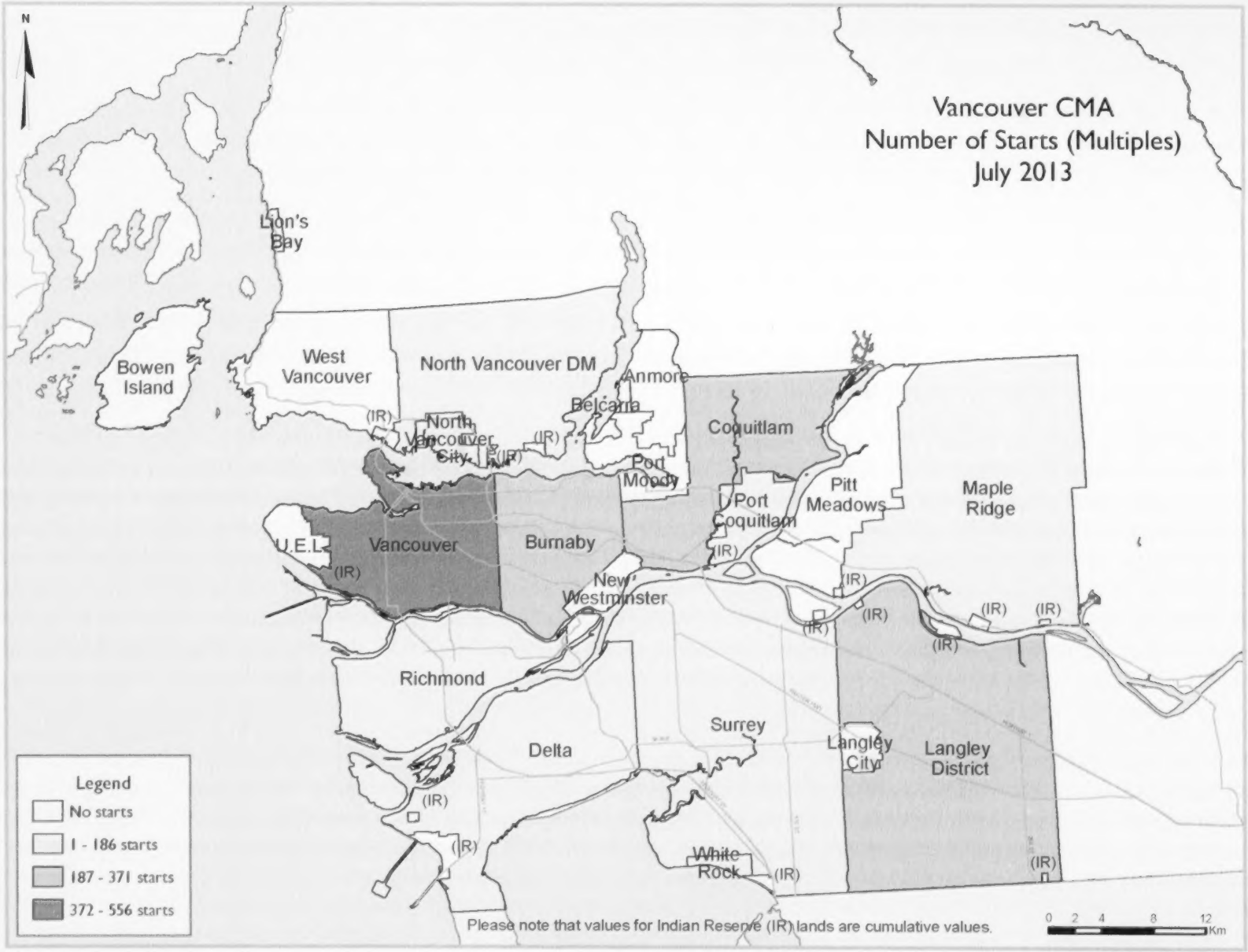


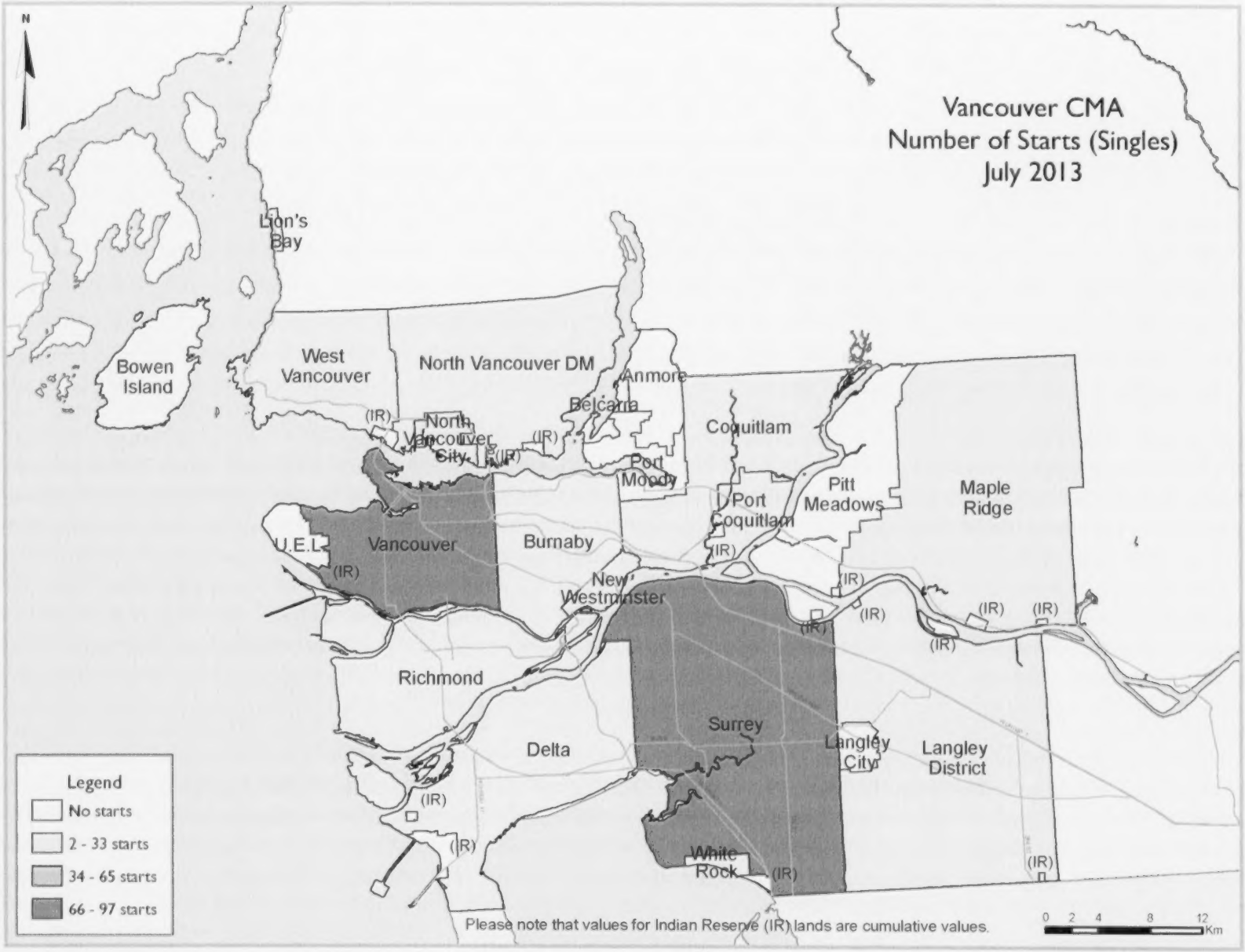
Source: CMHC Starts and Completions Survey

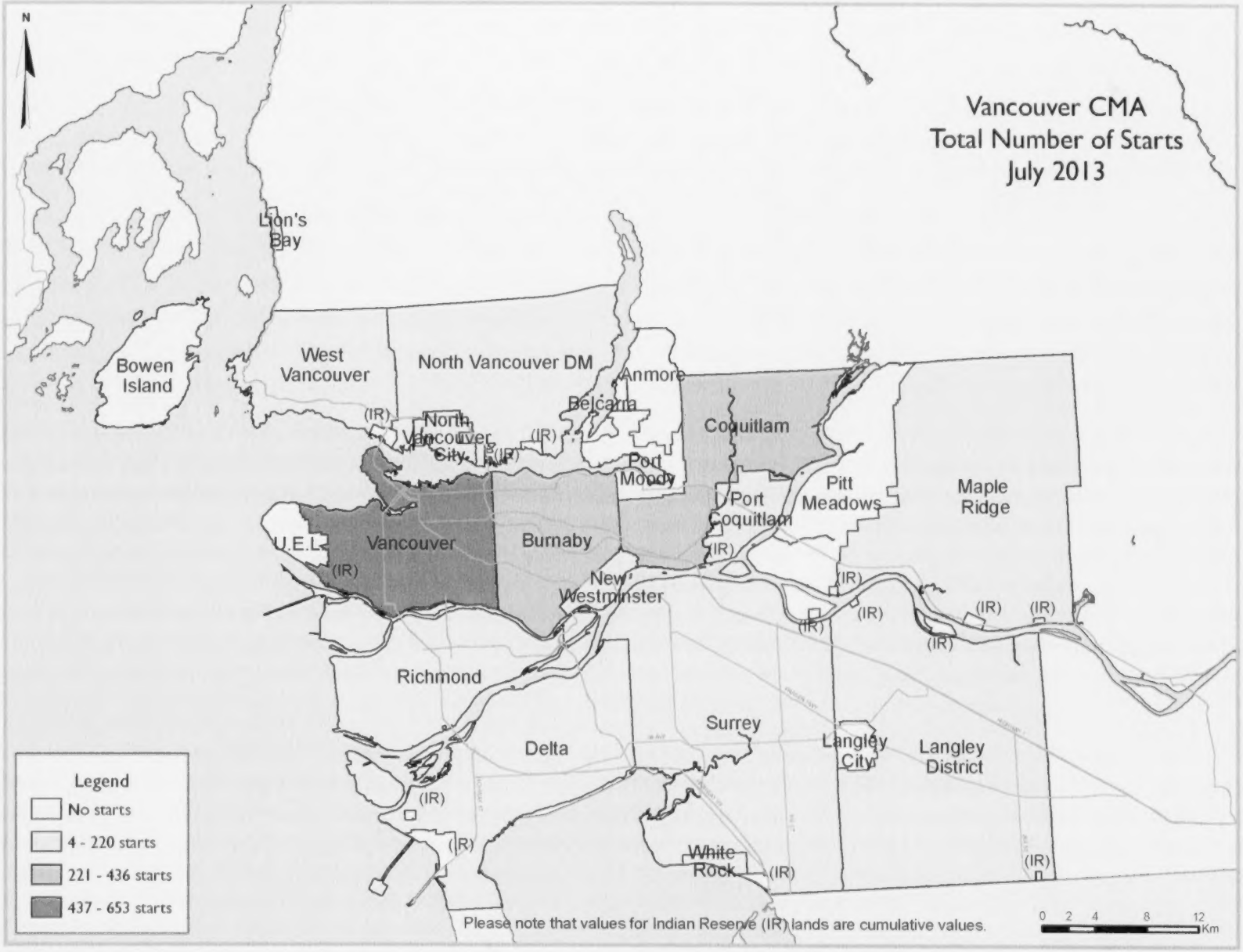
Figure 3

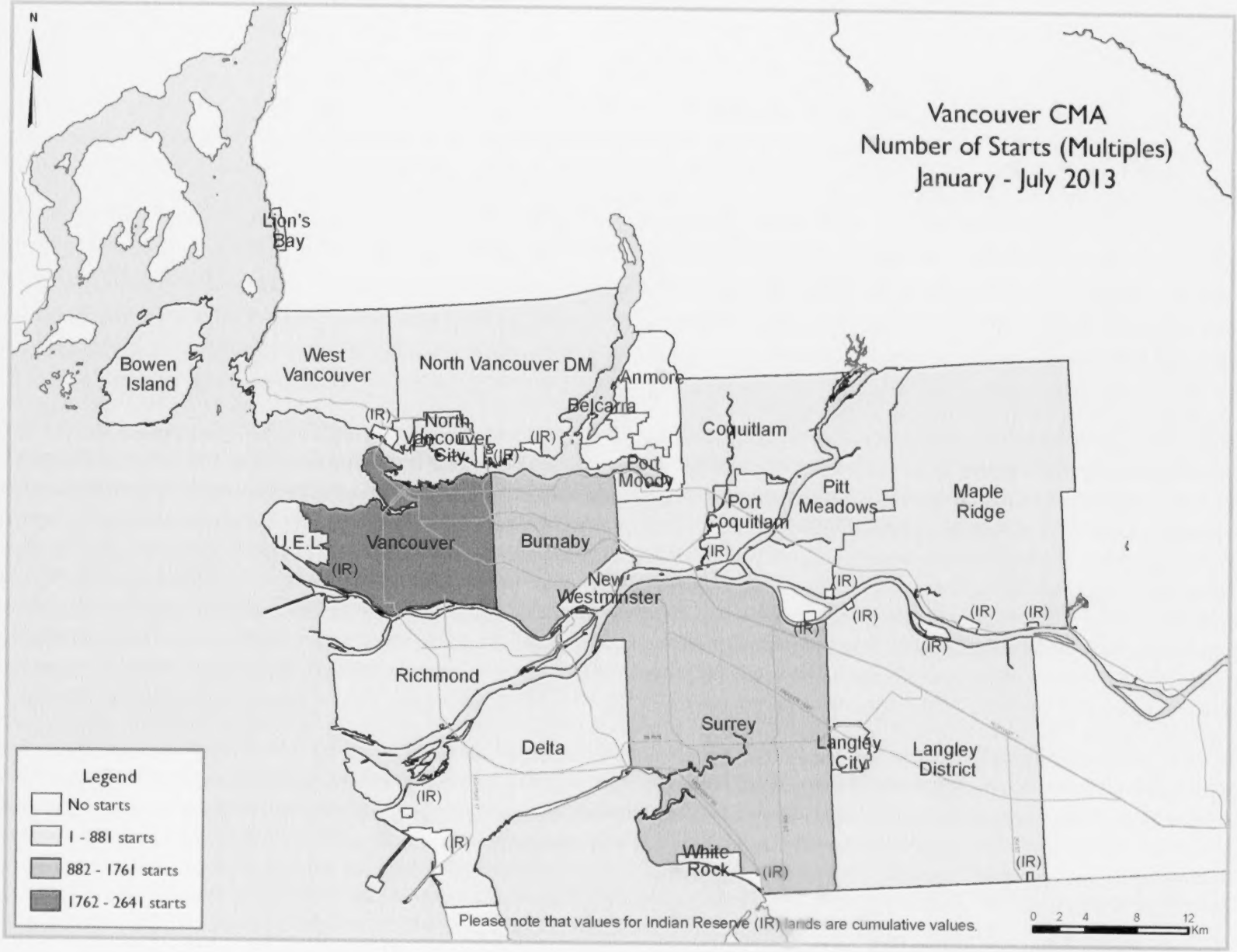


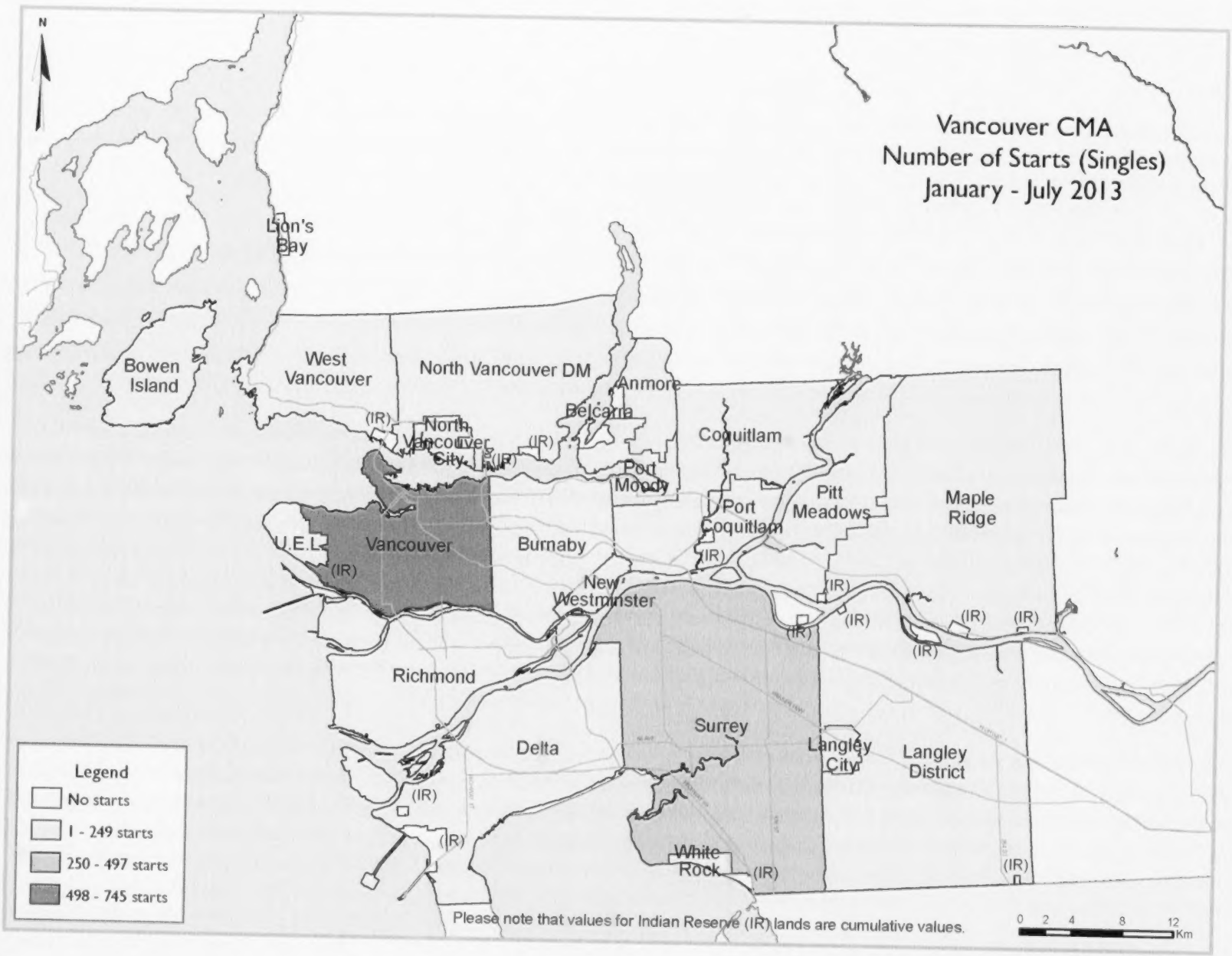
Source: CMHC Starts and Completions Survey

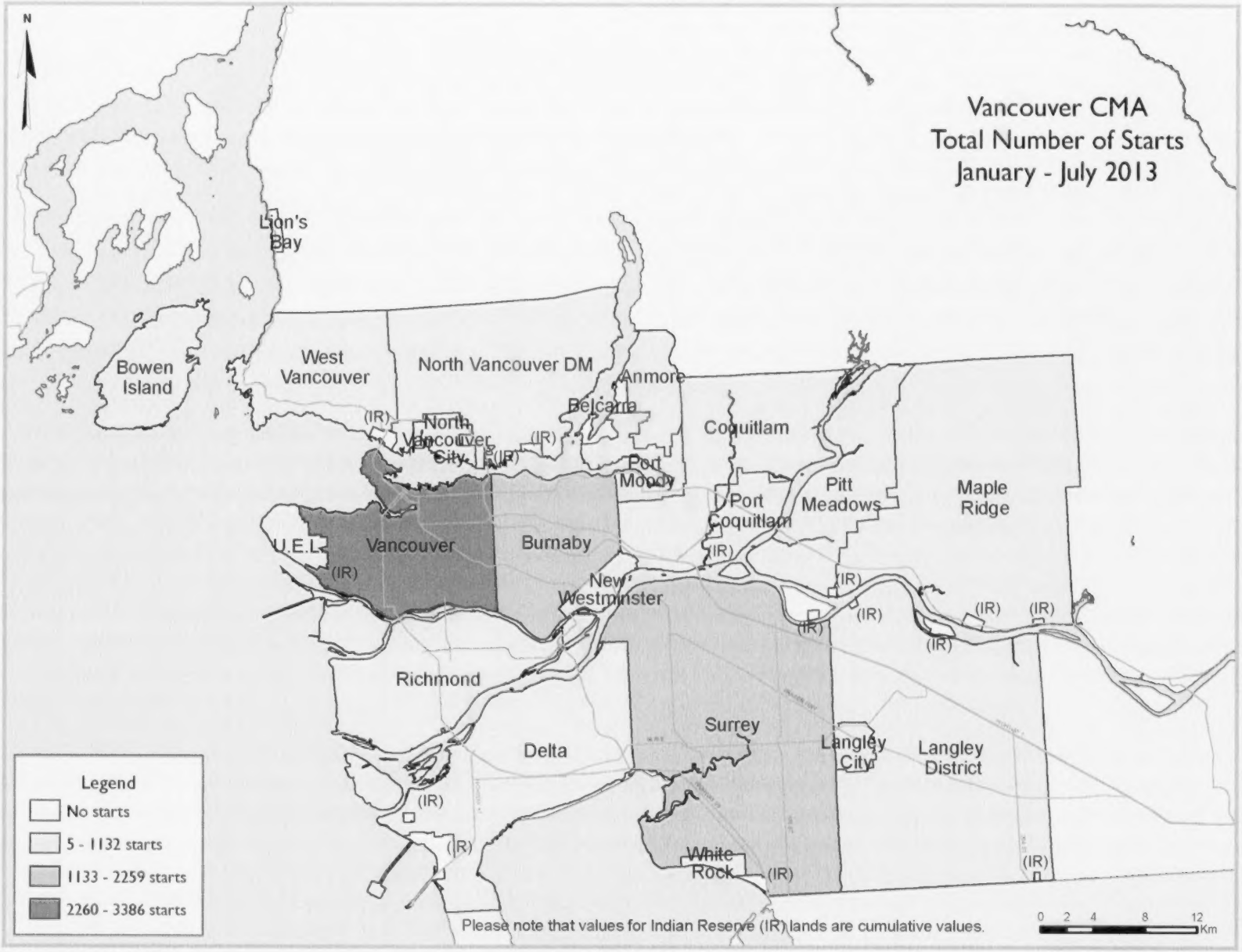

N
Vancouver CMA
Number of Starts (Multiples)
July 2013
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 186 starts
187 - 371 starts
372 - 556 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

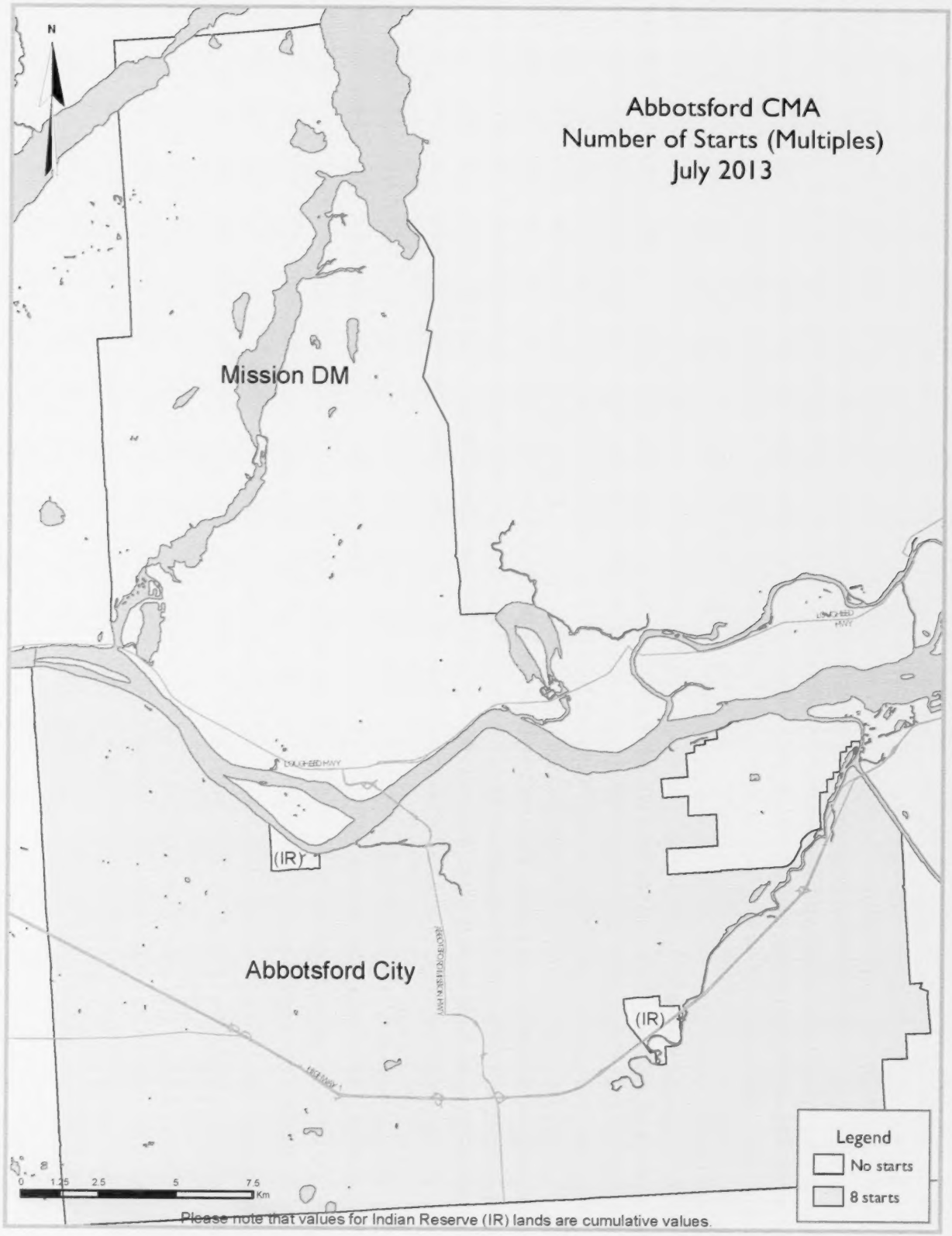

Vancouver CMA
Number of Starts (Singles)
July 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 33 starts
34 - 65 starts
66 - 97 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

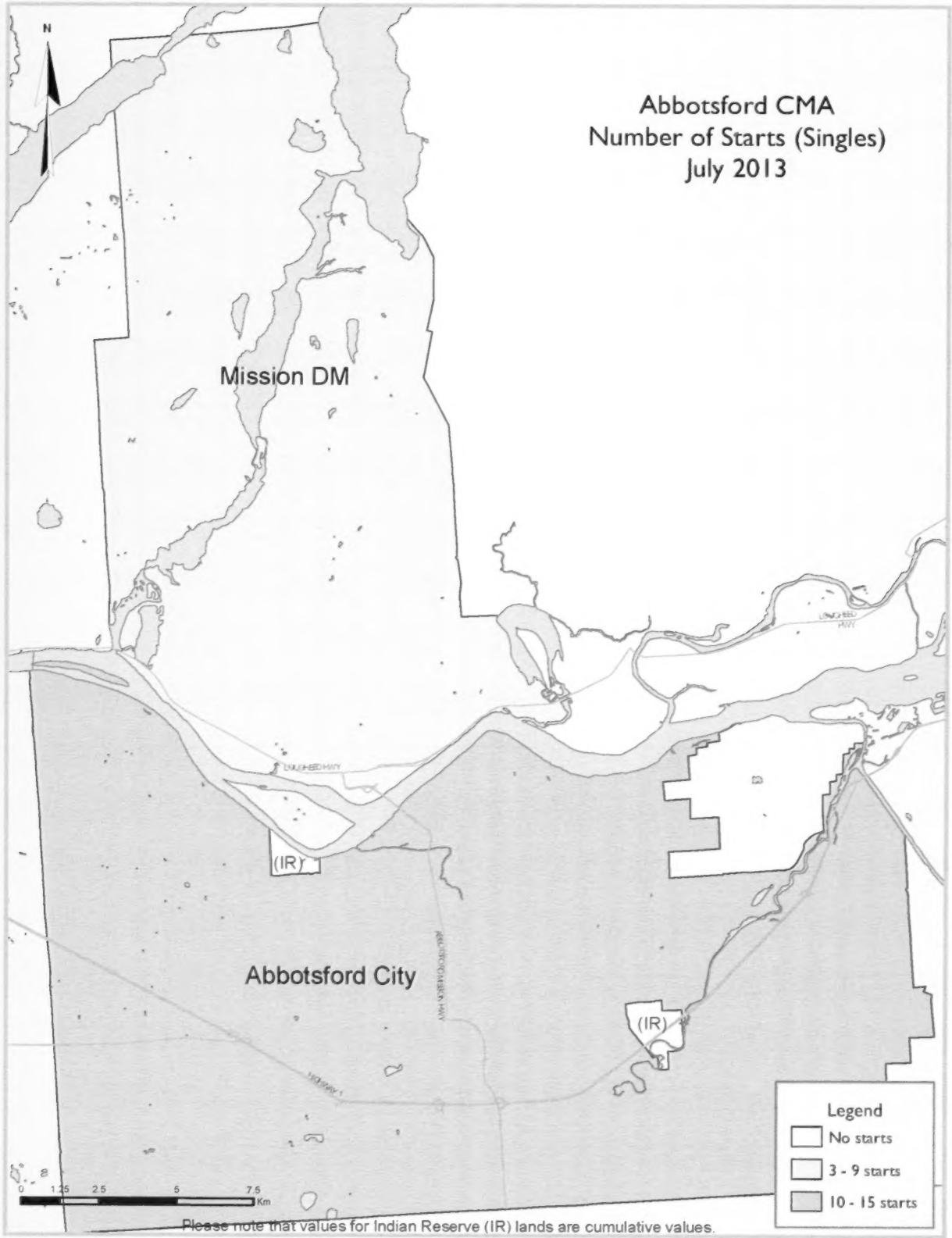

Vancouver CMA
Total Number of Starts
July 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Belcarra
Anmore
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
4 - 220 starts
221 - 436 starts
437 - 653 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

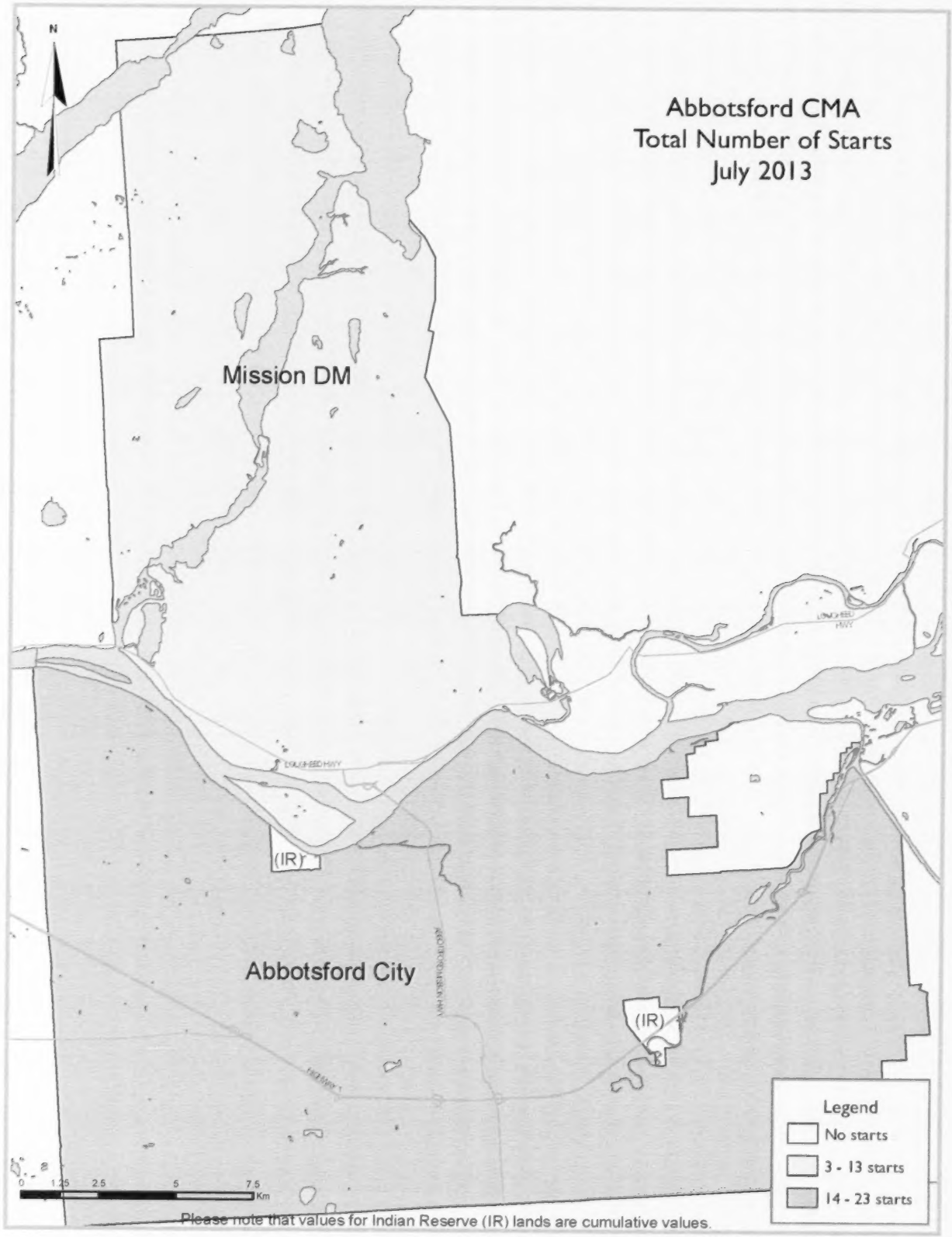

Vancouver CMA
Number of Starts (Multiples)
January - July 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 881 starts
882 - 1761 starts
1762 - 2641 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

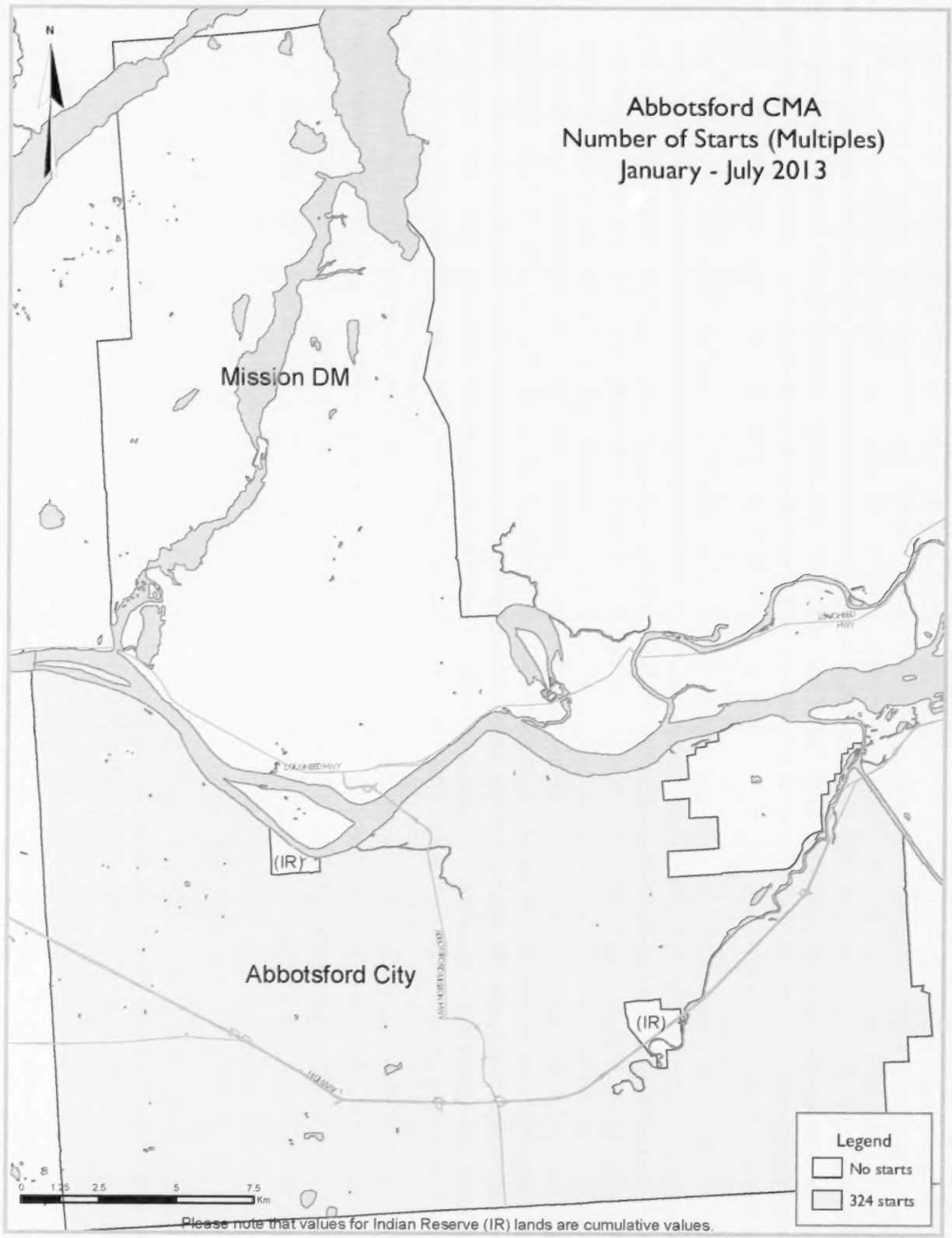

Vancouver CMA
Number of Starts (Singles)
January - July 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 249 starts
250 - 497 starts
498 - 745 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

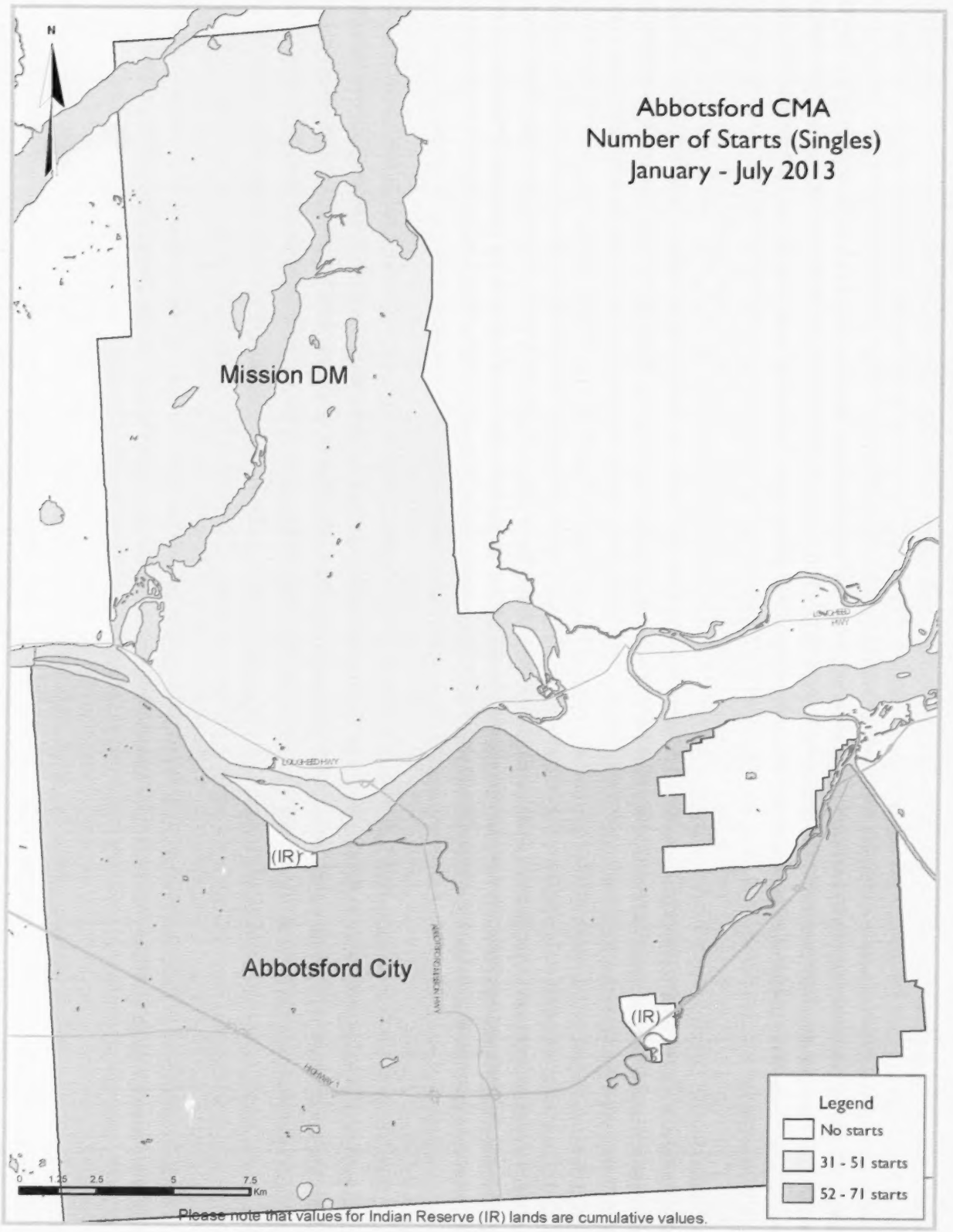

Vancouver CMA
Total Number of Starts
January - July 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
5 - 1132 starts
1133 - 2259 starts
2260 - 3386 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

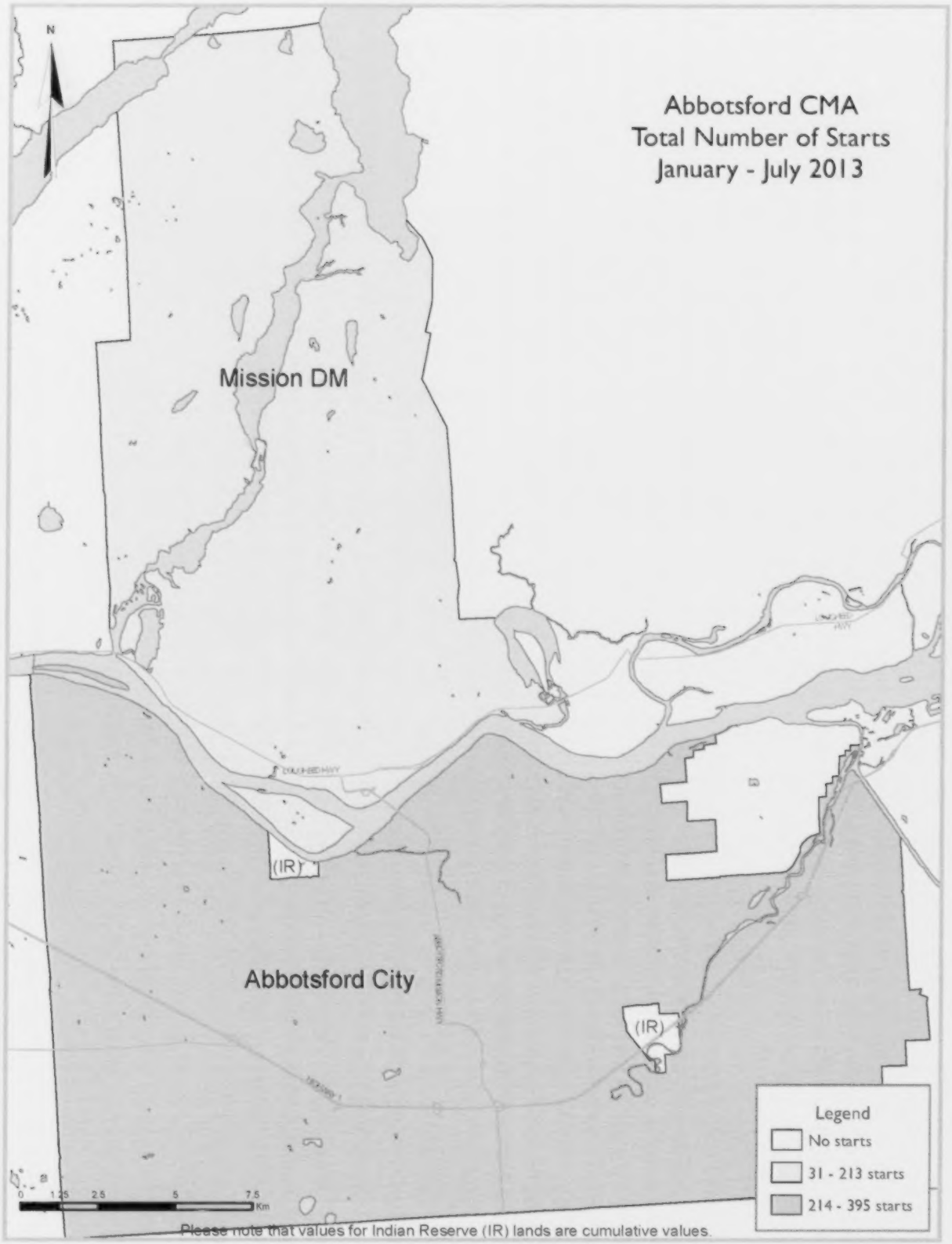

N
Abbotsford CMA
Number of Starts (Multiples)
July 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
8 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
July 2013
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
3 - 9 starts
10 - 15 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
July 2013
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
3 - 13 starts
14 - 23 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - July 2013
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
324 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - July 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
31 - 51 starts
52 - 71 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - July 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
31 - 213 starts
214 - 395 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) July 2013		
Vancouver CMA[1]	June 2013	July 2013
Trend[2]	17,580	18,882
SAAR	22,579	23,647
	July 2012	July 2013
Actual		
July - Single-Detached	328	336
July - Multiples	1,107	1,673
July - Total	1,435	2,009
January to July - Single-Detached	1,971	2,218
January to July - Multiples	9,371	8,463
January to July - Total	11,342	10,681

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	303	30	0	0	150	1,203	33	290	2,009
July 2012	376	32	4	10	110	768	33	102	1,435
% Change	-19.4	-6.3	-100.0	-100.0	36.4	56.6	0.0	184.3	40.0
Year-to-date 2013	1,886	224	2	20	1,277	5,314	312	1,646	10,681
Year-to-date 2012	2,360	178	53	23	1,434	6,051	224	1,019	11,342
% Change	-20.1	25.8	-96.2	-13.0	-10.9	-12.2	39.3	61.5	-5.8
UNDER CONSTRUCTION									
July 2013	3,535	376	48	29	1,873	14,000	398	2,738	22,997
July 2012	4,443	284	60	39	2,151	13,634	323	2,247	23,181
% Change	-20.4	32.4	-20.0	-25.6	-12.9	2.7	23.2	21.9	-0.8
COMPLETIONS									
July 2013	290	26	9	2	180	734	47	141	1,429
July 2012	377	38	0	4	259	39	81	579	1,377
% Change	-23.1	-31.6	n/a	-50.0	-30.5	**	-42.0	-75.6	3.8
Year-to-date 2013	2,227	172	20	31	1,304	5,079	288	1,469	10,590
Year-to-date 2012	2,094	146	0	18	1,803	3,301	203	1,436	9,001
% Change	6.4	17.8	n/a	72.2	-27.7	53.9	41.9	2.3	17.7
COMPLETED & NOT ABSORBED									
July 2013	1,373	132	315	9	731	1,697	n/a	n/a	4,257
July 2012	993	92	0	7	552	1,549	n/a	n/a	3,193
% Change	38.3	43.5	n/a	28.6	32.4	9.6	n/a	n/a	33.3
ABSORBED									
July 2013	271	25	51	3	157	658	n/a	n/a	1,165
July 2012	330	20	0	5	239	125	n/a	n/a	719
% Change	-17.9	25.0	n/a	-40.0	-34.3	**	n/a	n/a	62.0
Year-to-date 2013	1,867	135	416	33	1,331	4,823	n/a	n/a	8,605
Year-to-date 2012	2,083	141	7	11	1,814	3,258	n/a	n/a	7,314
% Change	-10.4	-4.3	**	200.0	-26.6	48.0	n/a	n/a	17.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2013	22	4	0	0	0	295	0	0	321
July 2012	22	6	0	0	0	25	0	0	53
Delta									
July 2013	12	2	0	0	0	13	3	5	35
July 2012	14	8	0	0	0	0	0	9	31
Langley									
July 2013	9	0	0	0	26	165	0	3	203
July 2012	32	0	0	9	0	0	2	14	57
Maple Ridge / Pitt Meadows									
July 2013	21	0	0	0	25	75	0	0	121
July 2012	24	0	0	0	0	0	0	0	24
New Westminster									
July 2013	5	0	0	0	0	0	0	0	5
July 2012	4	0	0	0	0	75	0	0	79
North Vancouver									
July 2013	14	2	0	0	0	0	0	1	17
July 2012	21	0	0	0	0	0	0	24	45
Richmond									
July 2013	20	0	0	0	15	0	1	3	39
July 2012	43	0	4	0	6	0	4	12	69
Surrey									
July 2013	66	2	0	0	66	63	4	19	220
July 2012	95	0	0	0	104	233	8	15	455
Tri-Cities									
July 2013	36	4	0	0	13	283	1	27	364
July 2012	7	0	0	0	0	0	0	3	10
University Endowment Lands									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2013	73	16	0	0	5	309	24	226	653
July 2012	102	18	0	1	0	435	19	22	597
West Vancouver									
July 2013	14	0	0	0	0	0	0	0	14
July 2012	8	0	0	0	0	0	0	0	8
White Rock									
July 2013	11	0	0	0	0	0	0	6	17
July 2012	2	0	0	0	0	0	0	2	4
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2013	303	30	0	0	150	1,203	33	290	2,009
July 2012	376	32	4	10	110	768	33	102	1,435

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2013	351	120	0	0	95	2,242	0	0	2,808
July 2012	323	104	0	0	41	2,043	0	0	2,511
Delta									
July 2013	79	64	0	3	10	101	3	30	290
July 2012	88	36	0	0	34	103	4	27	292
Langley									
July 2013	169	2	0	13	133	460	2	117	896
July 2012	236	4	6	30	239	649	3	85	1,252
Maple Ridge / Pitt Meadows									
July 2013	163	0	0	0	98	341	3	0	605
July 2012	124	0	0	0	81	217	2	117	541
New Westminster									
July 2013	36	4	0	0	85	709	0	25	859
July 2012	44	2	0	0	28	505	0	25	604
North Vancouver									
July 2013	163	8	8	1	11	860	7	116	1,174
July 2012	137	16	8	4	95	561	3	168	992
Richmond									
July 2013	268	4	14	3	198	1,762	9	208	2,466
July 2012	648	2	32	3	149	1,907	20	270	3,031
Surrey									
July 2013	647	6	6	0	873	932	28	187	2,679
July 2012	847	10	0	0	897	1,139	37	208	3,138
Tri-Cities									
July 2013	236	34	3	8	255	1,358	14	126	2,034
July 2012	418	10	7	0	286	1,434	0	189	2,344
University Endowment Lands									
July 2013	8	0	0	0	7	327	0	281	623
July 2012	6	0	0	0	16	267	0	0	289
Vancouver City									
July 2013	1,122	132	17	1	88	4,701	329	1,346	7,736
July 2012	1,257	100	7	2	253	4,557	254	995	7,425
West Vancouver									
July 2013	202	0	0	0	8	132	0	271	613
July 2012	196	0	0	0	12	18	0	130	356
White Rock									
July 2013	51	2	0	0	12	75	1	29	170
July 2012	59	0	0	0	20	131	0	30	240
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
July 2013	3,535	376	48	29	1,873	14,000	398	2,738	22,997
July 2012	4,443	284	60	39	2,151	13,634	323	2,247	23,181

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2013	13	2	0	0	0	104	0	6	125
July 2012	28	12	0	0	0	0	0	64	104
Delta									
July 2013	21	6	0	0	0	0	0	5	32
July 2012	1	2	0	0	0	0	0	0	3
Langley									
July 2013	25	0	0	2	18	0	1	13	59
July 2012	17	0	0	4	29	0	1	8	59
Maple Ridge / Pitt Meadows									
July 2013	13	0	0	0	12	68	0	0	93
July 2012	9	0	0	0	0	0	1	0	10
New Westminster									
July 2013	2	2	0	0	11	0	0	0	15
July 2012	3	2	0	0	0	29	0	0	34
North Vancouver									
July 2013	6	0	0	0	4	27	0	3	40
July 2012	23	0	0	0	0	0	0	11	34
Richmond									
July 2013	33	4	0	0	8	0	1	19	65
July 2012	110	0	0	0	0	0	3	194	307
Surrey									
July 2013	63	0	6	0	118	0	7	16	210
July 2012	94	0	0	0	209	0	7	22	332
Tri-Cities									
July 2013	25	2	0	0	0	133	0	21	181
July 2012	0	0	0	0	0	0	0	0	0
University Endowment Lands									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	107	107
Vancouver City									
July 2013	67	10	3	0	9	375	38	55	557
July 2012	82	22	0	0	16	10	69	172	371
West Vancouver									
July 2013	16	0	0	0	0	0	0	0	16
July 2012	6	0	0	0	5	0	0	0	11
White Rock									
July 2013	4	0	0	0	0	27	0	3	34
July 2012	1	0	0	0	0	0	0	1	2
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2013	290	26	9	2	180	734	47	141	1,429
July 2012	377	38	0	4	259	39	81	579	1,377

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2013	123	42	0	0	40	147	n/a	n/a	352
July 2012	101	34	0	0	25	290	n/a	n/a	450
Delta									
July 2013	24	6	2	0	0	9	n/a	n/a	41
July 2012	6	2	0	0	8	4	n/a	n/a	20
Langley									
July 2013	66	2	12	4	43	68	n/a	n/a	195
July 2012	105	0	0	5	46	149	n/a	n/a	305
Maple Ridge / Pitt Meadows									
July 2013	119	2	0	0	47	51	n/a	n/a	219
July 2012	107	0	0	0	17	16	n/a	n/a	140
New Westminster									
July 2013	15	4	0	0	11	36	n/a	n/a	66
July 2012	23	2	0	0	26	51	n/a	n/a	102
North Vancouver									
July 2013	46	6	21	2	36	188	n/a	n/a	299
July 2012	34	4	0	2	34	163	n/a	n/a	237
Richmond									
July 2013	221	5	89	1	51	80	n/a	n/a	447
July 2012	83	7	0	0	46	20	n/a	n/a	156
Surrey									
July 2013	288	0	79	0	324	247	n/a	n/a	938
July 2012	243	0	0	0	221	423	n/a	n/a	887
Tri-Cities									
July 2013	50	12	21	0	82	311	n/a	n/a	476
July 2012	48	6	0	0	28	166	n/a	n/a	248
University Endowment Lands									
July 2013	0	0	0	0	3	30	n/a	n/a	33
July 2012	1	0	0	0	2	3	n/a	n/a	6
Vancouver City									
July 2013	379	51	83	2	80	474	n/a	n/a	1,069
July 2012	207	35	0	0	95	260	n/a	n/a	597
West Vancouver									
July 2013	27	2	0	0	5	0	n/a	n/a	34
July 2012	23	2	0	0	4	1	n/a	n/a	30
White Rock									
July 2013	8	0	6	0	9	56	n/a	n/a	79
July 2012	5	0	0	0	0	3	n/a	n/a	8
Indian Reserves									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2013	1,373	132	315	9	731	1,697	n/a	n/a	4,257
July 2012	993	92	0	7	552	1,549	n/a	n/a	3,193

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2013	12	1	0	0	3	131	n/a	n/a	147
July 2012	16	4	0	0	3	6	n/a	n/a	29
Delta									
July 2013	16	8	0	0	0	5	n/a	n/a	29
July 2012	0	2	0	0	4	0	n/a	n/a	6
Langley									
July 2013	14	0	6	2	9	6	n/a	n/a	37
July 2012	29	0	0	4	27	4	n/a	n/a	64
Maple Ridge / Pitt Meadows									
July 2013	16	0	0	0	12	68	n/a	n/a	96
July 2012	15	0	0	0	1	0	n/a	n/a	16
New Westminster									
July 2013	4	0	0	0	10	6	n/a	n/a	20
July 2012	2	2	0	0	2	40	n/a	n/a	46
North Vancouver									
July 2013	6	0	2	1	5	10	n/a	n/a	24
July 2012	19	0	0	0	1	1	n/a	n/a	21
Richmond									
July 2013	47	1	12	0	13	0	n/a	n/a	73
July 2012	85	0	0	1	18	3	n/a	n/a	107
Surrey									
July 2013	57	0	12	0	88	28	n/a	n/a	185
July 2012	103	0	0	0	164	29	n/a	n/a	296
Tri-Cities									
July 2013	27	5	2	0	2	80	n/a	n/a	116
July 2012	0	0	0	0	0	1	n/a	n/a	1
University Endowment Lands									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	3	n/a	n/a	3
Vancouver City									
July 2013	54	10	17	0	15	310	n/a	n/a	406
July 2012	55	12	0	0	18	37	n/a	n/a	122
West Vancouver									
July 2013	12	0	0	0	0	0	n/a	n/a	12
July 2012	2	0	0	0	1	1	n/a	n/a	4
White Rock									
July 2013	3	0	0	0	0	14	n/a	n/a	17
July 2012	1	0	0	0	0	0	n/a	n/a	1
Indian Reserves									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2013	271	25	51	3	157	658	n/a	n/a	1,165
July 2012	330	20	0	5	239	125	n/a	n/a	719

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430
% Change	4.8	1.8	33.3	-0.4	47.2	41.3	-10.0	-17.1	24.3
2003	5,195	436	3	280	2,599	6,044	80	989	15,626

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	1	0	3	-100.0
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	6	3	0	0	0	0	0	0	6	3	100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	0	2	0	0	0	0	15	4	15	-73.3
Burnaby - Central Park	2	1	0	0	0	0	295	0	297	1	**
Burnaby - Remainder	12	15	2	6	0	0	0	10	14	31	-54.8
Burnaby Total	22	22	4	6	0	0	295	25	321	53	**
Coquitlam	33	7	6	0	11	0	306	3	356	10	**
Delta - Tsawwassen	5	0	0	0	0	0	1	0	6	0	n/a
Delta - Ladner	6	1	0	0	0	0	13	1	19	2	**
Delta - North	4	13	2	8	0	0	4	8	10	29	-65.5
Delta	15	14	2	8	0	0	18	9	35	31	12.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	9	43	0	0	26	0	168	14	203	57	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	22	0	0	25	0	75	0	121	22	**
New Westminster	5	4	0	0	0	0	0	75	5	79	-93.7
North Vancouver City	2	7	2	0	0	0	0	18	4	25	-84.0
North Vancouver DM	12	14	0	0	0	0	1	6	13	20	-35.0
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	4	0	0	0	0	0	4	0	8	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	21	47	0	0	15	10	3	12	39	69	-43.5
Surrey - South	20	24	0	2	24	13	2	40	46	79	-41.8
Surrey - Cloverdale	9	25	10	8	14	25	6	2	39	60	-35.0
Surrey - North	36	43	2	2	18	54	9	133	65	232	-72.0
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	5	10	0	0	0	0	65	73	70	83	-15.7
Surrey Total	70	103	12	12	56	92	82	248	220	455	-51.6
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	186	0	186	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	78	0	78	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	19	0	19	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	189	349	189	349	-45.8
Vancouver - Granville/Oak	0	1	2	0	0	0	0	0	2	1	100.0
Vancouver - Kerrisdale	6	8	0	0	0	0	0	1	6	9	-33.3
Vancouver - Marpole	3	9	0	2	0	0	118	0	121	11	**
Vancouver - Eastside	44	42	2	6	5	0	18	24	69	72	-4.2
Vancouver - Mt. Pleasant	1	1	10	10	0	0	1	0	12	11	9.1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	43	61	2	0	0	0	4	5	49	66	-25.8
Vancouver Total	97	122	16	18	5	0	535	457	653	597	9.4
West Vancouver	14	8	0	0	0	0	0	0	14	8	75.0
White Rock	11	2	0	0	0	0	6	2	17	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	336	419	42	44	138	102	1,493	870	2,009	1,435	40.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	1	0	0	0	0	0	0	10	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	10	0	0	0	0	1	2	6	12	-50.0
Burnaby - Mountain	0	4	0	0	0	0	52	104	52	108	-51.9
Burnaby - North	32	53	0	6	0	0	607	0	639	59	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	18	17	12	6	0	0	71	15	101	38	165.8
Burnaby - Central Park	16	10	10	8	60	0	544	544	630	562	12.1
Burnaby - Remainder	66	78	16	32	0	0	0	90	82	200	-59.0
Burnaby Total	133	163	38	52	60	0	1,274	753	1,505	968	55.5
Coquitlam	190	181	44	6	91	146	557	639	882	972	-9.3
Delta - Tsawwassen	17	19	0	2	0	0	3	1	20	22	-9.1
Delta - Ladner	31	15	0	6	0	0	15	1	46	22	109.1
Delta - North	18	30	56	40	0	18	16	18	90	106	-15.1
Delta	66	64	56	48	0	18	34	20	156	150	4.0
Langley City	4	3	0	0	5	0	0	0	9	3	200.0
Langley District	126	201	0	4	129	179	331	305	586	689	-14.9
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	123	107	4	0	47	9	75	182	249	298	-16.4
New Westminster	31	32	6	4	70	0	0	440	107	476	-77.5
North Vancouver City	16	30	6	14	0	11	458	378	480	433	10.9
North Vancouver DM	57	56	0	0	0	8	30	46	87	110	-20.9
Pitt Meadows	2	6	0	0	24	0	0	0	26	6	**
Port Coquitlam	24	14	2	0	67	69	94	95	187	178	5.1
Port Moody	5	6	0	0	0	13	0	291	5	310	-98.4
Richmond	136	245	10	14	105	86	368	472	619	817	-24.2
Surrey - South	119	228	0	26	191	183	184	72	494	509	-2.9
Surrey - Cloverdale	50	79	14	28	156	203	127	8	347	318	9.1
Surrey - North	200	286	4	2	205	335	77	253	486	876	-44.5
Surrey - Guildford	11	11	0	0	23	50	53	7	87	68	27.9
Surrey - Whalley	61	65	0	0	4	11	145	92	210	168	25.0
Surrey Total	441	669	18	56	579	782	586	432	1,624	1,939	-16.2
University Endowment Lands	1	2	0	0	7	0	513	95	521	97	**
Vancouver - West End	0	0	4	0	0	0	191	134	195	134	45.5
Vancouver - Downtown	0	0	0	0	0	0	155	673	155	673	-77.0
Vancouver - Kitsilano	6	2	8	4	0	0	56	56	70	62	12.9
Vancouver - False Creek	0	1	0	0	0	0	638	927	638	928	-31.3
Vancouver - Granville/Oak	6	6	2	2	0	4	6	10	14	22	-36.4
Vancouver - Kerrisdale	34	27	0	0	0	0	1	4	35	31	12.9
Vancouver - Marpole	30	30	6	2	0	0	122	7	158	39	**
Vancouver - Eastside	472	384	30	36	26	35	812	765	1,340	1,220	9.8
Vancouver - Mt. Pleasant	1	1	20	22	0	0	86	0	107	23	**
Vancouver - Strath/Grand	1	3	10	4	3	9	297	0	311	16	**
Vancouver - Westside	195	246	2	0	0	0	166	61	363	307	18.2
Vancouver Total	745	700	82	70	29	48	2,530	2,637	3,386	3,455	-2.0
West Vancouver	76	79	4	12	4	0	93	148	177	239	-25.9
White Rock	27	37	2	0	12	10	18	141	59	188	-68.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,218	2,607	272	280	1,229	1,379	6,962	7,076	10,681	11,342	-5.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	15	0	0
Burnaby - Central Park	0	0	0	0	295	0	0	0
Burnaby - Remainder	0	0	0	0	0	10	0	0
Burnaby Total	0	0	0	0	295	25	0	0
Coquitlam	11	0	0	0	283	0	23	3
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	13	0	0	1
Delta - North	0	0	0	0	0	0	4	8
Delta	0	0	0	0	13	0	5	9
Langley City	0	0	0	0	0	0	0	0
Langley District	26	0	0	0	165	0	3	14
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	0	0	0	75	0	0	0
New Westminster	0	0	0	0	0	75	0	0
North Vancouver City	0	0	0	0	0	0	0	18
North Vancouver DM	0	0	0	0	0	0	1	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	4	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	15	10	0	0	0	0	3	12
Surrey - South	24	13	0	0	0	36	2	4
Surrey - Cloverdale	14	25	0	0	0	0	6	2
Surrey - North	18	54	0	0	0	127	9	6
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	63	70	2	3
Surrey Total	56	92	0	0	63	233	19	15
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	186	0
Vancouver - Downtown	0	0	0	0	0	78	0	0
Vancouver - Kitsilano	0	0	0	0	3	0	16	0
Vancouver - False Creek	0	0	0	0	189	349	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	117	0	1	0
Vancouver - Eastside	5	0	0	0	0	8	18	16
Vancouver - Mt. Pleasant	0	0	0	0	0	0	1	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	4	5
Vancouver Total	5	0	0	0	309	435	226	22
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	6	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	138	102	0	0	1,203	768	290	102

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	52	104	0	0
Burnaby - North	0	0	0	0	607	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	60	0	0	0	544	544	0	0
Burnaby - Remainder	0	0	0	0	0	90	0	0
Burnaby Total	60	0	0	0	1,274	753	0	0
Coquitlam	91	146	0	0	479	555	78	84
Delta - Tsawwassen	0	0	0	0	0	0	3	1
Delta - Ladner	0	0	0	0	13	0	2	1
Delta - North	0	18	0	0	0	0	16	18
Delta	0	18	0	0	13	0	21	20
Langley City	5	0	0	0	0	0	0	0
Langley District	129	179	0	0	231	232	100	73
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	47	9	0	0	75	182	0	0
New Westminster	70	0	0	0	0	415	0	25
North Vancouver City	0	11	0	0	431	348	27	30
North Vancouver DM	0	8	0	0	0	24	30	22
Pitt Meadows	24	0	0	0	0	0	0	0
Port Coquitlam	67	69	0	0	80	85	14	10
Port Moody	0	13	0	0	0	291	0	0
Richmond	105	86	0	0	340	411	28	61
Surrey - South	191	183	0	0	169	36	15	36
Surrey - Cloverdale	156	203	0	0	112	0	15	8
Surrey - North	205	335	0	0	0	179	77	74
Surrey - Guildford	23	50	0	0	49	0	4	7
Surrey - Whalley	4	11	0	0	125	70	20	22
Surrey Total	579	782	0	0	455	285	131	147
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	5	134	186	0
Vancouver - Downtown	0	0	0	0	155	673	0	0
Vancouver - Kitsilano	0	0	0	0	38	56	18	0
Vancouver - False Creek	0	0	0	0	548	927	90	0
Vancouver - Granville/Oak	0	4	0	0	4	7	2	3
Vancouver - Kerrisdale	0	0	0	0	0	0	1	4
Vancouver - Marpole	0	0	0	0	117	0	5	7
Vancouver - Eastside	26	35	0	0	618	412	194	353
Vancouver - Mt. Pleasant	0	0	0	0	85	0	1	0
Vancouver - Strath/Grand	3	9	0	0	0	0	297	0
Vancouver - Westside	0	0	0	0	43	32	123	29
Vancouver Total	29	48	0	0	1,613	2,241	917	396
West Vancouver	4	0	0	0	93	18	0	130
White Rock	12	10	0	0	0	122	18	19
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,229	1,379	0	0	5,316	6,057	1,646	1,019

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	1	0	3
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	6	3	0	0	0	0	6	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	15	0	0	4	15
Burnaby - Central Park	2	1	295	0	0	0	297	1
Burnaby - Remainder	14	21	0	10	0	0	14	31
Burnaby Total	26	28	295	25	0	0	321	53
Coquitlam	36	7	296	0	24	3	356	10
Delta - Tsawwassen	5	0	0	0	1	0	6	0
Delta - Ladner	3	1	13	0	3	1	19	2
Delta - North	6	21	0	0	4	8	10	29
Delta	14	22	13	0	8	9	35	31
Langley City	0	0	0	0	0	0	0	0
Langley District	9	32	191	9	3	16	203	57
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	22	100	0	0	0	121	22
New Westminster	5	4	0	75	0	0	5	79
North Vancouver City	4	7	0	0	0	18	4	25
North Vancouver DM	12	14	0	0	1	6	13	20
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	4	0	0	0	4	0	8	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	47	15	6	4	16	39	69
Surrey - South	19	22	24	51	3	6	46	79
Surrey - Cloverdale	8	19	24	33	7	8	39	60
Surrey - North	36	43	18	183	11	6	65	232
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	5	10	63	70	2	3	70	83
Surrey Total	68	95	129	337	23	23	220	455
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	186	0	186	0
Vancouver - Downtown	0	0	0	78	0	0	0	78
Vancouver - Kitsilano	0	0	3	0	16	0	19	0
Vancouver - False Creek	0	0	189	349	0	0	189	349
Vancouver - Granville/Oak	2	1	0	0	0	0	2	1
Vancouver - Kerrisdale	5	8	0	0	1	1	6	9
Vancouver - Marpole	3	10	117	0	1	1	121	11
Vancouver - Eastside	31	41	5	8	33	23	69	72
Vancouver - Mt. Pleasant	11	11	0	0	1	0	12	11
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	37	49	0	1	12	16	49	66
Vancouver Total	89	120	314	436	250	41	653	597
West Vancouver	14	8	0	0	0	0	14	8
White Rock	11	2	0	0	6	2	17	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	333	412	1,353	888	323	135	2,009	1,435

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	1	0	0	3	0	10	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	5	10	0	0	1	2	6	12
Burnaby - Mountain	0	4	52	104	0	0	52	108
Burnaby - North	32	57	607	2	0	0	639	59
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	30	23	71	15	0	0	101	38
Burnaby - Central Park	26	18	604	544	0	0	630	562
Burnaby - Remainder	82	110	0	90	0	0	82	200
Burnaby Total	171	213	1,334	755	0	0	1,505	968
Coquitlam	201	194	590	694	91	84	882	972
Delta - Tsawwassen	17	21	0	0	3	1	20	22
Delta - Ladner	28	18	13	0	5	4	46	22
Delta - North	70	54	4	34	16	18	90	106
Delta	115	93	17	34	24	23	156	150
Langley City	4	3	5	0	0	0	9	3
Langley District	107	172	371	432	108	85	586	689
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	121	106	126	191	2	1	249	298
New Westminster	35	36	72	415	0	25	107	476
North Vancouver City	18	40	431	359	31	34	480	433
North Vancouver DM	57	64	0	24	30	22	87	110
Pitt Meadows	2	6	24	0	0	0	26	6
Port Coquitlam	26	14	147	154	14	10	187	178
Port Moody	5	6	0	304	0	0	5	310
Richmond	135	267	452	482	32	68	619	817
Surrey - South	115	228	360	243	19	38	494	509
Surrey - Cloverdale	37	58	282	231	28	29	347	318
Surrey - North	193	272	207	516	86	88	486	876
Surrey - Guildford	11	11	72	50	4	7	87	68
Surrey - Whalley	61	64	129	81	20	23	210	168
Surrey Total	417	633	1,050	1,121	157	185	1,624	1,939
University Endowment Lands	1	2	239	95	281	0	521	97
Vancouver - West End	4	0	5	134	186	0	195	134
Vancouver - Downtown	0	0	155	673	0	0	155	673
Vancouver - Kitsilano	14	12	38	50	18	0	70	62
Vancouver - False Creek	0	1	548	927	90	0	638	928
Vancouver - Granville/Oak	7	7	4	11	3	4	14	22
Vancouver - Kerrisdale	27	27	0	0	8	4	35	31
Vancouver - Marpole	29	28	117	0	12	11	158	39
Vancouver - Eastside	309	314	642	449	389	457	1,340	1,220
Vancouver - Mt. Pleasant	21	23	85	0	1	0	107	23
Vancouver - Strath/Grand	11	6	3	9	297	1	311	16
Vancouver - Westside	158	196	43	33	162	78	363	307
Vancouver Total	580	614	1,640	2,286	1,166	555	3,386	3,455
West Vancouver	76	79	101	30	0	130	177	239
White Rock	29	37	12	132	18	19	59	188
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,112	2,591	6,611	7,508	1,958	1,243	10,681	11,342

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	3	0	0	0	0	0	0	2	3	-33.3
Burnaby - Mountain	3	0	0	0	0	0	104	0	107	0	n/a
Burnaby - North	2	12	0	2	0	0	0	0	2	14	-85.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0	6	0	n/a
Burnaby - South & East	1	1	0	2	0	0	0	0	1	3	-66.7
Burnaby - Central Park	1	5	0	4	0	0	0	0	1	9	-88.9
Burnaby - Remainder	6	10	2	4	0	0	0	64	8	78	-89.7
Burnaby Total	13	28	2	12	0	0	110	64	125	104	20.2
Coquitlam	21	0	2	0	0	0	150	0	173	0	n/a
Delta - Tsawwassen	15	0	0	0	0	0	0	0	15	0	n/a
Delta - Ladner	1	0	2	0	0	0	0	0	3	0	n/a
Delta - North	5	1	4	2	0	0	5	0	14	3	**
Delta	21	1	6	2	0	0	5	0	32	3	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	28	22	0	0	18	29	13	8	59	59	0.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	13	10	0	0	0	0	0	0	13	10	30.0
New Westminster	2	3	2	2	11	0	0	29	15	34	-55.9
North Vancouver City	3	4	0	0	4	0	29	3	36	7	**
North Vancouver DM	3	19	0	0	0	0	1	8	4	27	-85.2
Pitt Meadows	0	0	0	0	12	0	68	0	80	0	n/a
Port Coquitlam	4	0	0	0	0	0	4	0	8	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	34	113	4	0	8	0	19	194	65	307	-78.8
Surrey - South	22	32	0	6	10	22	4	4	36	64	-43.8
Surrey - Cloverdale	14	15	4	0	16	88	3	0	37	103	-64.1
Surrey - North	23	47	0	0	51	87	4	17	78	151	-48.3
Surrey - Guildford	2	1	0	0	24	6	2	0	28	7	**
Surrey - Whalley	9	6	0	0	19	0	3	1	31	7	**
Surrey Total	70	101	4	6	120	203	16	22	210	332	-36.7
University Endowment Lands	0	0	0	0	0	0	0	107	0	107	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	106	0	106	-100.0
Vancouver - Kitsilano	1	1	0	2	0	0	3	30	4	33	-87.9
Vancouver - False Creek	0	0	0	0	0	0	299	0	299	0	n/a
Vancouver - Granville/Oak	1	1	0	2	0	0	34	1	35	4	**
Vancouver - Kerrisdale	6	5	0	0	0	0	1	0	7	5	40.0
Vancouver - Marpole	6	8	0	2	0	0	0	0	6	10	-40.0
Vancouver - Eastside	62	115	2	18	4	0	90	42	158	175	-9.7
Vancouver - Mt. Pleasant	0	0	8	4	0	0	0	0	8	4	100.0
Vancouver - Strath/Grand	0	3	0	0	5	0	0	0	5	3	66.7
Vancouver - Westside	29	18	0	2	0	8	6	3	35	31	12.9
Vancouver Total	105	151	10	30	9	8	433	182	557	371	50.1
West Vancouver	16	6	0	0	0	5	0	0	16	11	45.5
White Rock	4	1	0	0	0	0	30	1	34	2	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	339	462	30	52	182	245	878	618	1,429	1,377	3.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	9	3	0	0	0	0	0	0	9	3	200.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	9	10	0	0	0	0	0	0	9	10	-10.0
Burnaby - Mountain	5	1	0	0	0	0	179	0	184	1	**
Burnaby - North	41	50	2	2	4	0	203	47	250	99	152.5
Burnaby - Lougheed Mall	0	2	0	0	0	0	6	0	6	2	200.0
Burnaby - South & East	20	24	6	12	0	12	87	37	113	85	32.9
Burnaby - Central Park	8	18	0	4	0	0	245	98	253	120	110.8
Burnaby - Remainder	67	76	26	28	25	131	210	467	328	702	-53.3
Burnaby Total	141	171	34	46	29	143	930	649	1,134	1,009	12.4
Coquitlam	204	147	26	8	112	183	717	467	1,059	805	31.6
Delta - Tsawwassen	37	8	2	0	0	0	1	0	40	8	**
Delta - Ladner	26	15	2	2	0	0	37	1	65	18	**
Delta - North	26	25	24	26	0	50	20	7	70	108	-35.2
Delta	89	48	28	28	0	50	58	8	175	134	30.6
Langley City	0	2	0	0	0	0	0	51	0	53	-100.0
Langley District	200	233	2	2	138	156	241	101	581	492	18.1
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	97	139	0	10	24	117	77	0	198	266	-25.6
New Westminster	27	28	6	2	11	53	0	173	44	256	-82.8
North Vancouver City	20	36	10	14	16	6	68	215	114	271	-57.9
North Vancouver DM	42	55	0	2	29	9	75	243	146	309	-52.8
Pitt Meadows	14	3	2	0	12	0	68	0	96	3	**
Port Coquitlam	19	13	0	0	46	9	100	293	165	315	-47.6
Port Moody	5	4	0	0	23	0	185	0	213	4	**
Richmond	228	160	8	52	44	87	751	409	1,031	708	45.6
Surrey - South	185	176	14	24	148	141	88	122	435	463	-6.0
Surrey - Cloverdale	84	81	4	18	151	189	19	153	258	441	-41.5
Surrey - North	232	384	2	0	334	278	284	118	852	780	9.2
Surrey - Guildford	6	5	0	0	27	38	4	0	37	43	-14.0
Surrey - Whalley	71	55	2	2	30	40	381	15	484	112	**
Surrey Total	578	701	22	44	690	686	776	408	2,066	1,839	12.3
University Endowment Lands	4	1	0	0	16	0	90	107	110	108	1.9
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	266	654	266	655	-59.4
Vancouver - Kitsilano	4	6	10	8	0	21	9	32	23	67	-65.7
Vancouver - False Creek	0	1	0	0	0	0	579	129	579	130	**
Vancouver - Granville/Oak	4	4	2	2	9	6	36	51	51	63	-19.0
Vancouver - Kerrisdale	37	16	0	0	0	0	6	2	43	18	138.9
Vancouver - Marpole	30	29	2	4	0	0	6	4	38	37	2.7
Vancouver - Eastside	450	293	38	34	59	64	1,058	343	1,605	734	118.7
Vancouver - Mt. Pleasant	0	2	26	10	0	0	129	254	155	266	-41.7
Vancouver - Strath/Grand	5	9	0	2	18	0	7	0	30	11	172.7
Vancouver - Westside	206	103	0	2	0	73	59	52	265	230	15.2
Vancouver Total	736	464	78	62	86	164	2,155	1,602	3,055	2,292	33.3
West Vancouver	72	74	6	8	0	8	0	0	78	90	-13.3
White Rock	33	20	0	0	10	0	160	11	203	31	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	2,528	2,315	222	278	1,286	1,671	6,554	4,737	10,590	9,001	17.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	104	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	64
Burnaby Total	0	0	0	0	104	0	6	64
Coquitlam	0	0	0	0	133	0	17	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	5	0
Delta	0	0	0	0	0	0	5	0
Langley City	0	0	0	0	0	0	0	0
Langley District	18	29	0	0	0	0	13	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	11	0	0	0	0	29	0	0
North Vancouver City	4	0	0	0	27	0	2	3
North Vancouver DM	0	0	0	0	0	0	1	8
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	0	0	0	0	0	0	4	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	8	0	0	0	0	0	19	194
Surrey - South	10	22	0	0	0	0	4	4
Surrey - Cloverdale	16	88	0	0	0	0	3	0
Surrey - North	51	87	0	0	0	0	4	17
Surrey - Guildford	24	6	0	0	0	0	2	0
Surrey - Whalley	19	0	0	0	0	0	3	1
Surrey Total	120	203	0	0	0	0	16	22
University Endowment Lands	0	0	0	0	0	0	0	107
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	106
Vancouver - Kitsilano	0	0	0	0	3	0	0	30
Vancouver - False Creek	0	0	0	0	299	0	0	0
Vancouver - Granville/Oak	0	0	0	0	7	0	27	1
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	4	0	0	0	69	10	21	32
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	0	0	0	0
Vancouver - Westside	0	8	0	0	0	0	6	3
Vancouver Total	9	8	0	0	378	10	55	172
West Vancouver	0	5	0	0	0	0	0	0
White Rock	0	0	0	0	27	0	3	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	182	245	0	0	737	39	141	579

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	179	0	0	0
Burnaby - North	4	0	0	0	203	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	98	0	0
Burnaby - Remainder	25	131	0	0	210	403	0	64
Burnaby Total	29	143	0	0	924	585	6	64
Coquitlam	112	183	0	0	614	386	103	81
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	5	1
Delta - North	0	50	0	0	0	0	20	7
Delta	0	50	0	0	32	0	26	8
Langley City	0	0	0	0	0	51	0	0
Langley District	138	156	0	0	166	0	75	101
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	117	0	0	77	0	0	0
New Westminster	11	53	0	0	0	149	0	24
North Vancouver City	16	6	0	0	27	192	41	23
North Vancouver DM	29	9	0	0	59	80	16	163
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	46	9	0	0	85	284	15	9
Port Moody	23	0	0	0	185	0	0	0
Richmond	26	87	18	0	590	117	161	292
Surrey - South	148	141	0	0	48	102	40	20
Surrey - Cloverdale	151	189	0	0	0	146	19	7
Surrey - North	334	278	0	0	96	0	188	118
Surrey - Guildford	27	38	0	0	0	0	4	0
Surrey - Whalley	30	40	0	0	362	0	19	15
Surrey Total	690	686	0	0	506	248	270	160
University Endowment Lands	16	0	0	0	90	0	0	107
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	548	110	106
Vancouver - Kitsilano	0	21	0	0	9	0	0	32
Vancouver - False Creek	0	0	0	0	432	0	147	129
Vancouver - Granville/Oak	9	6	0	0	7	49	29	2
Vancouver - Kerrisdale	0	0	0	0	0	0	6	2
Vancouver - Marpole	0	0	0	0	0	0	6	4
Vancouver - Eastside	59	64	0	0	677	245	381	98
Vancouver - Mt. Pleasant	0	0	0	0	129	254	0	0
Vancouver - Strath/Grand	18	0	0	0	7	0	0	0
Vancouver - Westside	0	73	0	0	0	32	59	20
Vancouver Total	86	164	0	0	1,417	1,209	738	393
West Vancouver	0	8	0	0	0	0	0	0
White Rock	10	0	0	0	142	0	18	11
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	1,268	1,671	18	0	5,085	3,301	1,469	1,436

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	3	0	0	0	0	2	3
Burnaby - Mountain	3	0	104	0	0	0	107	0
Burnaby - North	2	14	0	0	0	0	2	14
Burnaby - Lougheed Mall	0	0	0	0	6	0	6	0
Burnaby - South & East	1	3	0	0	0	0	1	3
Burnaby - Central Park	1	9	0	0	0	0	1	9
Burnaby - Remainder	8	14	0	0	0	64	8	78
Burnaby Total	15	40	104	0	6	64	125	104
Coquitlam	23	0	133	0	17	0	173	0
Delta - Tsawwassen	15	0	0	0	0	0	15	0
Delta - Ladner	3	0	0	0	0	0	3	0
Delta - North	9	3	0	0	5	0	14	3
Delta	27	3	0	0	5	0	32	3
Langley City	0	0	0	0	0	0	0	0
Langley District	25	17	20	33	14	9	59	59
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	13	9	0	0	0	1	13	10
New Westminster	4	5	11	29	0	0	15	34
North Vancouver City	3	4	31	0	2	3	36	7
North Vancouver DM	3	19	0	0	1	8	4	27
Pitt Meadows	0	0	80	0	0	0	80	0
Port Coquitlam	4	0	0	0	4	0	8	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	37	110	8	0	20	197	65	307
Surrey - South	28	32	4	28	4	4	36	64
Surrey - Cloverdale	9	11	20	88	8	4	37	103
Surrey - North	21	44	51	87	6	20	78	151
Surrey - Guildford	2	1	24	6	2	0	28	7
Surrey - Whalley	9	6	19	0	3	1	31	7
Surrey Total	69	94	118	209	23	29	210	332
University Endowment Lands	0	0	0	0	0	107	0	107
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	106	0	106
Vancouver - Kitsilano	4	3	0	0	0	30	4	33
Vancouver - False Creek	0	0	299	0	0	0	299	0
Vancouver - Granville/Oak	1	3	7	0	27	1	35	4
Vancouver - Kerrisdale	6	5	0	0	1	0	7	5
Vancouver - Marpole	4	9	0	0	2	1	6	10
Vancouver - Eastside	37	68	73	16	48	91	158	175
Vancouver - Mt. Pleasant	8	4	0	0	0	0	8	4
Vancouver - Strath/Grand	0	0	5	0	0	3	5	3
Vancouver - Westside	20	12	0	10	15	9	35	31
Vancouver Total	80	104	384	26	93	241	557	371
West Vancouver	16	6	0	5	0	0	16	11
White Rock	4	1	27	0	3	1	34	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	325	415	916	302	188	660	1,429	1,377

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Belcarra													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
July 2013	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
July 2012	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2013	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	--	--
Year-to-date 2012	5	45.5	1	9.1	1	9.1	1	9.1	3	27.3	11	612,000	905,409
Burnaby													
July 2013	0	0.0	2	16.7	5	41.7	3	25.0	2	16.7	12	950,750	1,102,064
July 2012	0	0.0	0	0.0	5	31.3	10	62.5	1	6.3	16	1,039,000	1,097,244
Year-to-date 2013	1	0.9	5	4.4	34	29.8	55	48.2	19	16.7	114	1,103,500	1,183,321
Year-to-date 2012	1	0.7	2	1.4	53	36.8	82	56.9	6	4.2	144	1,018,000	1,068,322
Coquitlam													
July 2013	0	0.0	0	0.0	7	30.4	15	65.2	1	4.3	23	1,090,000	1,121,118
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	33	18.1	97	53.3	47	25.8	5	2.7	182	859,900	930,128
Year-to-date 2012	0	0.0	23	25.0	55	59.8	14	15.2	0	0.0	92	821,000	854,761
Delta													
July 2013	0	0.0	2	12.5	9	56.3	4	25.0	1	6.3	16	899,000	949,452
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	6	7.7	35	44.9	33	42.3	4	5.1	78	990,665	1,023,234
Year-to-date 2012	1	2.5	6	15.0	21	52.5	7	17.5	5	12.5	40	864,500	982,851
Langley City													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
July 2013	5	31.3	5	31.3	4	25.0	1	6.3	1	6.3	16	666,750	748,843
July 2012	6	30.0	9	45.0	3	15.0	2	10.0	0	0.0	20	684,900	713,769
Year-to-date 2013	57	33.5	41	24.1	28	16.5	17	10.0	27	15.9	170	699,000	934,053
Year-to-date 2012	28	26.2	36	33.6	19	17.8	15	14.0	9	8.4	107	699,000	857,043

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
July 2013	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	483,250	472,625
July 2012	10	71.4	3	21.4	0	0.0	1	7.1	0	0.0	14	594,400	613,349
Year-to-date 2013	75	81.5	14	15.2	3	3.3	0	0.0	0	0.0	92	557,400	552,232
Year-to-date 2012	81	72.3	27	24.1	3	2.7	1	0.9	0	0.0	112	568,950	572,117
New Westminster													
July 2013	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
July 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	4	10.8	12	32.4	17	45.9	4	10.8	0	0.0	37	779,900	812,573
Year-to-date 2012	3	15.0	4	20.0	9	45.0	4	20.0	0	0.0	20	804,144	799,824
North Vancouver City													
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
North Vancouver DM													
July 2013	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
July 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,769,000	1,736,290
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	25.0	24	75.0	32	1,767,000	1,890,687
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	37.1	22	62.9	35	1,630,000	1,734,591
Pitt Meadows													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	85.7	0	0.0	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2012	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
Port Coquitlam													
July 2013	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	868,000	855,044
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
July 2013	0	0.0	0	0.0	1	2.1	15	31.9	31	66.0	47	1,600,000	1,695,941
July 2012	0	0.0	1	2.4	8	19.0	27	64.3	6	14.3	42	1,274,000	1,272,875
Year-to-date 2013	0	0.0	0	0.0	10	6.5	59	38.3	85	55.2	154	1,548,000	1,665,571
Year-to-date 2012	1	1.6	1	1.6	8	12.7	38	60.3	15	23.8	63	1,360,000	1,361,835

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2013	4	7.0	20	35.1	22	38.6	8	14.0	3	5.3	57	769,900	932,526
July 2012	24	28.6	25	29.8	21	25.0	9	10.7	5	6.0	84	702,754	806,231
Year-to-date 2013	69	13.9	174	35.0	186	37.4	38	7.6	30	6.0	497	759,000	872,604
Year-to-date 2012	177	31.8	201	36.1	132	23.7	28	5.0	19	3.4	557	699,000	751,357
University Endowment Lands													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
July 2013	0	0.0	0	0.0	3	5.6	19	35.2	32	59.3	54	1,729,500	1,914,771
July 2012	0	0.0	1	3.0	3	9.1	15	45.5	14	42.4	33	1,390,000	1,935,212
Year-to-date 2013	0	0.0	1	0.3	21	5.3	161	40.6	214	53.9	397	1,603,000	1,977,859
Year-to-date 2012	0	0.0	2	0.9	39	17.3	71	31.4	114	50.4	226	1,635,000	2,167,207
West Vancouver													
July 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	4,515,000	4,520,917
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	1	1.6	0	0.0	0	0.0	2	3.2	59	95.2	62	3,980,000	4,019,152
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	58	100.0	58	3,458,500	3,720,610
White Rock													
July 2013	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	2	7.1	17	60.7	9	32.1	28	1,424,500	1,516,179
Year-to-date 2012	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Indian Reserves													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
July 2013	27	9.9	35	12.8	56	20.4	68	24.8	88	32.1	274	1,117,500	1,413,660
July 2012	41	18.0	40	17.5	42	18.4	69	30.3	36	15.8	228	921,000	1,130,917
Year-to-date 2013	217	11.4	295	15.6	447	23.6	452	23.8	485	25.6	1,896	995,500	1,325,324
Year-to-date 2012	303	20.2	310	20.6	345	23.0	285	19.0	260	17.3	1,503	829,000	1,176,801

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	905,409	n/a
Burnaby Total	1,102,064	1,097,244	0.4	1,183,321	1,068,322	10.8
Coquitlam	1,121,118	--	n/a	930,128	854,761	8.8
Delta	949,452	--	n/a	1,023,234	982,851	4.1
Langley City	--	--	n/a	--	--	n/a
Langley District	748,843	713,769	4.9	934,053	857,043	9.0
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	472,625	613,349	-22.9	552,232	572,117	-3.5
New Westminster	--	--	n/a	812,573	799,824	1.6
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	1,736,290	n/a	1,890,687	1,734,591	9.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	855,044	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,695,941	1,272,875	33.2	1,665,571	1,361,835	22.3
Surrey Total	932,526	806,231	15.7	872,604	751,357	16.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,914,771	1,935,212	-1.1	1,977,859	2,167,207	-8.7
West Vancouver	4,520,917	--	n/a	4,019,152	3,720,610	8.0
White Rock	--	--	n/a	1,516,179	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,413,660	1,130,917	25.0	1,325,324	1,176,801	12.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver July 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	746,391
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	780,515
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	744,700
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	721,940
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	708,822
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	698,682
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	686,568
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	723,232
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	733,914
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	731,280
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	708,231
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	723,184
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	740,761
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	734,249
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	739,452
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	727,820
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	747,383
	June	2,668	11.3	2,399	5,038	4,547	52.8	762,861	8.8	761,733
	July	2,986	39.9	2,663	5,021	4,631	57.5	757,338	13.5	776,945
	August									
	September									
	October									
	November									
	December									
	Q2 2012	8,132	0.0		19,085			724,319	0.0	
	Q2 2013	8,271	1.7		16,928			758,807	4.8	
	YTD 2012	17,365	-20.2		41,629			738,328	-7.4	
	YTD 2013	16,826	-3.1		37,241			758,027	2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14		119.3	1,271	6.6	64.9	902
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	15	0	0	0	0	0	3	8	26
July 2012	23	0	0	0	0	0	1	3	27
% Change	-34.8	n/a	n/a	n/a	n/a	n/a	200.0	166.7	-3.7
Year-to-date 2013	99	0	0	0	71	0	3	253	426
Year-to-date 2012	149	2	0	0	44	31	6	17	249
% Change	-33.6	-100.0	n/a	n/a	61.4	-100.0	-50.0	**	71.1
UNDER CONSTRUCTION									
July 2013	132	0	0	0	98	0	3	261	494
July 2012	170	4	0	0	98	31	4	21	328
% Change	-22.4	-100.0	n/a	n/a	0.0	-100.0	-25.0	**	50.6
COMPLETIONS									
July 2013	11	0	0	0	8	0	0	0	19
July 2012	26	0	0	0	55	0	3	4	88
% Change	-57.7	n/a	n/a	n/a	-85.5	n/a	-100.0	-100.0	-78.4
Year-to-date 2013	99	0	0	0	56	0	3	41	199
Year-to-date 2012	141	0	0	1	70	87	10	29	338
% Change	-29.8	n/a	n/a	-100.0	-20.0	-100.0	-70.0	41.4	-41.1
COMPLETED & NOT ABSORBED									
July 2013	79	1	0	0	73	20	n/a	n/a	173
July 2012	108	0	0	0	3	76	n/a	n/a	187
% Change	-26.9	n/a	n/a	n/a	**	-73.7	n/a	n/a	-7.5
ABSORBED									
July 2013	17	0	0	0	2	3	n/a	n/a	22
July 2012	20	0	0	0	65	0	n/a	n/a	85
% Change	-15.0	n/a	n/a	n/a	-96.9	n/a	n/a	n/a	-74.1
Year-to-date 2013	136	3	6	0	26	9	n/a	n/a	180
Year-to-date 2012	146	0	0	1	75	13	n/a	n/a	235
% Change	-6.8	n/a	n/a	-100.0	-65.3	-30.8	n/a	n/a	-23.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2013	13	0	0	0	0	0	2	8	23
July 2012	19	0	0	0	0	0	0	3	22
Mission DM									
July 2013	2	0	0	0	0	0	1	0	3
July 2012	4	0	0	0	0	0	1	0	5
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2013	15	0	0	0	0	0	3	8	26
July 2012	23	0	0	0	0	0	1	3	27
UNDER CONSTRUCTION									
Abbotsford City									
July 2013	98	0	0	0	98	0	2	261	459
July 2012	129	0	0	0	98	31	0	21	279
Mission DM									
July 2013	34	0	0	0	0	0	1	0	35
July 2012	41	4	0	0	0	0	4	0	49
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2013	132	0	0	0	98	0	3	261	494
July 2012	170	4	0	0	98	31	4	21	328
COMPLETIONS									
Abbotsford City									
July 2013	4	0	0	0	8	0	0	0	12
July 2012	21	0	0	0	55	0	2	4	82
Mission DM									
July 2013	7	0	0	0	0	0	0	0	7
July 2012	5	0	0	0	0	0	1	0	6
Indian Reserves									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2013	11	0	0	0	8	0	0	0	19
July 2012	26	0	0	0	55	0	3	4	88

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2013	52	0	0	0	73	20	n/a	n/a	145
July 2012	77	0	0	0	3	76	n/a	n/a	156
Mission DM									
July 2013	27	1	0	0	0	0	n/a	n/a	28
July 2012	31	0	0	0	0	0	n/a	n/a	31
Indian Reserves									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2013	79	1	0	0	73	20	n/a	n/a	173
July 2012	108	0	0	0	3	76	n/a	n/a	187
ABSORBED									
Abbotsford City									
July 2013	11	0	0	0	2	3	n/a	n/a	16
July 2012	16	0	0	0	65	0	n/a	n/a	81
Mission DM									
July 2013	6	0	0	0	0	0	n/a	n/a	6
July 2012	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2013	17	0	0	0	2	3	n/a	n/a	22
July 2012	20	0	0	0	65	0	n/a	n/a	85

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083
% Change	-8.6	-80.0	-100.0	**	-11.7	n/a	n/a	22.3	2.6
2003	768	10	1	3	77	0	0	197	1,056

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Abbotsford City	15	19	0	0	0	0	8	3	23	22	4.5
Mission DM	3	5	0	0	0	0	0	0	3	5	-40.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	24	0	0	0	0	8	3	26	27	-3.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	71	118	0	0	71	44	253	48	395	210	88.1
Mission DM	31	37	0	2	0	0	0	0	31	39	-20.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	102	155	0	2	71	44	253	48	426	249	71.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Abbotsford City	0	0	0	0	0	0	8	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	8	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	71	44	0	0	0	31	253	17
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	44	0	0	0	31	253	17

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Abbotsford City	13	19	0	0	10	3	23	22
Mission DM	2	4	0	0	1	1	3	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	15	23	0	0	11	4	26	27

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	69	118	71	75	255	17	395	210
Mission DM	30	33	0	0	1	6	31	39
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	99	151	71	75	256	23	426	249

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Abbotsford City	4	23	0	0	8	55	0	4	12	82	-85.4
Mission DM	7	6	0	0	0	0	0	0	7	6	16.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	11	29	0	0	8	55	0	4	19	88	-78.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	64	103	0	0	56	70	41	116	161	289	-44.3
Mission DM	38	49	0	0	0	0	0	0	38	49	-22.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	102	152	0	0	56	70	41	116	199	338	-41.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Abbotsford City	8	55	0	0	0	0	0	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	55	0	0	0	0	0	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	56	70	0	0	0	87	41	29
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	56	70	0	0	0	87	41	29

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Abbotsford City	4	21	8	55	0	6	12	82
Mission DM	7	5	0	0	0	1	7	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	11	26	8	55	0	7	19	88

Table 3.5: Completions by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	64	97	56	158	41	34	161	289
Mission DM	35	44	0	0	3	5	38	49
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	99	141	56	158	44	39	199	338

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated to be comparable to 2013. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2013	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	649,900	652,555
July 2012	0	0.0	6	50.0	1	8.3	1	8.3	4	33.3	12	599,900	684,417
Year-to-date 2013	7	7.3	24	25.0	41	42.7	16	16.7	8	8.3	96	608,400	613,205
Year-to-date 2012	2	3.0	31	46.3	13	19.4	4	6.0	17	25.4	67	559,700	637,446
Mission DM													
July 2013	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
July 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	6	15.0	31	77.5	2	5.0	1	2.5	0	0.0	40	460,450	479,820
Year-to-date 2012	7	14.3	36	73.5	4	8.2	2	4.1	0	0.0	49	469,900	479,541
Indian Reserves													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
July 2013	1	5.9	6	35.3	5	29.4	4	23.5	1	5.9	17	599,900	585,665
July 2012	0	0.0	9	56.3	2	12.5	1	6.3	4	25.0	16	549,900	640,538
Year-to-date 2013	13	9.6	55	40.4	43	31.6	17	12.5	8	5.9	136	554,530	573,974
Year-to-date 2012	9	7.8	67	57.8	17	14.7	6	5.2	17	14.7	116	522,400	570,745

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	652,555	684,417	-4.7	613,205	637,446	-3.8
Mission DM	--	--	n/a	479,820	479,541	0.1
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	585,665	640,538	-8.6	573,974	570,745	0.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley July 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	496,005
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	509,664
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	467,879
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	483,804
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	470,749
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	483,312
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	475,789
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	479,413
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	498,068
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	480,701
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	461,042
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	466,129
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	460,753
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	473,871
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	475,678
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,820
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	484,935
	June	1,258	-9.4	1,057	2,298	2,149	49.2	499,672	-0.8	481,264
	July	1,382	3.8	1,127	2,455	2,136	52.8	500,668	4.4	494,978
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	YTD 2012	8,859	-5.6		18,911			489,269	-3.8	
	YTD 2013	7,690	-13.2		17,314			488,855	-0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14		117.9	94	8.1	69.3	770
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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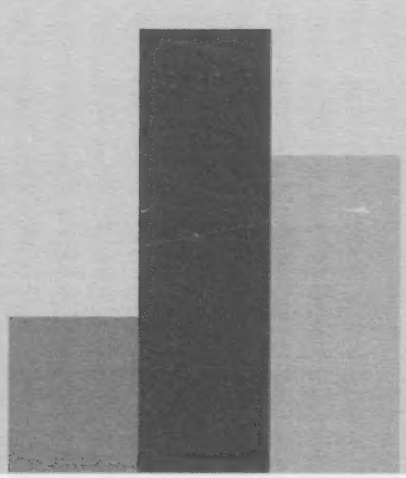

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